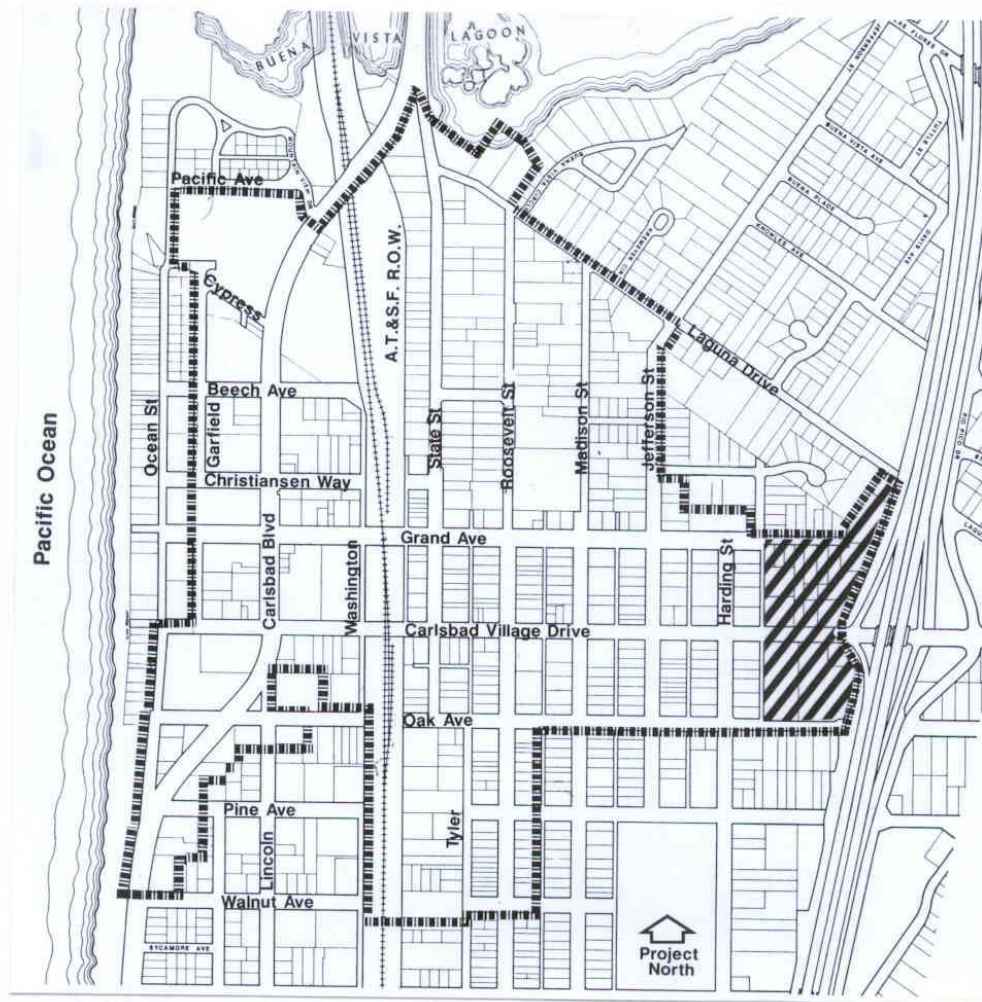


District 3

The boundaries for District 3 are shown on the map provided in Figure 8. District 3 comprises the easterly entry to Carlsbad Village from Interstate Highway 5. The district is, and will continue to be, the location of traveler services normally associated with urban freeway interchanges. In addition, land uses will include other convenience services to meet the needs of the broader Carlsbad community.



District 3 - Figure 8

District 3 - Freeway Commercial Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 3 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front: 5 - 20 feet

Side: 5 feet minimum

Rear: 5 - 10 feet.

No parking in front or rear setbacks; these areas must be maintained for landscaping only.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections,

roof gardens, balconies, patios, and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 60 - 80%

Building Height:

35' with a minimum 5:12 roof pitch.

45' maximum with minimum 5:12 roof pitch for any size project where a residence or commercial/office space is located over a parking structure.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-lieu Fee Parking Program which means that properties within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

Other Miscellaneous Requirements:

No outdoor storage is permitted within this District. Display of products outdoors must be consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

DEVELOPMENT STANDARDS